

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

013633

That **ELMER W. KING**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ELAINE ELIZABETH FORTIN**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **ELAINE ELIZABETH FORTIN**, her assigns forever,

A certain lot or parcel of land with the buildings thereon situate in said Waterville and bounded and described as follows, to wit:

Beginning in the easterly line of Drummond Avenue at the northwesterly corner of land of one Giroux; thence running easterly along the northerly line of land of said Giroux the distance of ninety-eight (98) feet, more or less, to the westerly line of land formerly of the estate of S. K. Smith; thence northerly on the westerly line of said land formerly of the estate of S. K. Smith sixty (60) feet; thence westerly ninety-eight (98) feet, more or less, to the easterly line of Drummond Avenue at a point sixty (60) feet from the point of beginning; thence southerly along the easterly line of said Drummond Avenue sixty (60) feet to the point begun at.

This deed is subject to the reservation of a life estate for the term of the natural life of Elmer King in the within described premises.

Meaning and intending hereby to convey the premises acquired by Isabel M. King by deed of Waterville Loan and Building Association dated February 9, 1953, and recorded in the Kennebec County Registry of Deeds in Book 936, Page 57. Isabel M. King died on January 9, 1984, and by will duly probated in the Kennebec County Probate Court devised the within property to the within Grantor, Elmer W. King.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **ELAINE ELIZABETH FORTIN**, her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **ELMER W. KING**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 20th day of June, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Albert L. Bernier

Elmer W. King
ELMER W. KING

STATE OF MAINE
KENNEBEC, SS.

June 20, 1991

Personally appeared the above named **ELMER W. KING** and acknowledged the above instrument to be his free act and deed.

Before me,



RECEIVED KENNEBEC SS.

91 JUL -1 AM 9:00

Albert L. Bernier
Notary Public

ATTEST: *Albert L. Bernier*
NOTARY PUBLIC

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES